



**303 N. 2nd Street**  
**ST. CHARLES, ILLINOIS 60174**

**LEASE BROCHURE**

*Your Vision. Our Dedication. Your Partner.*

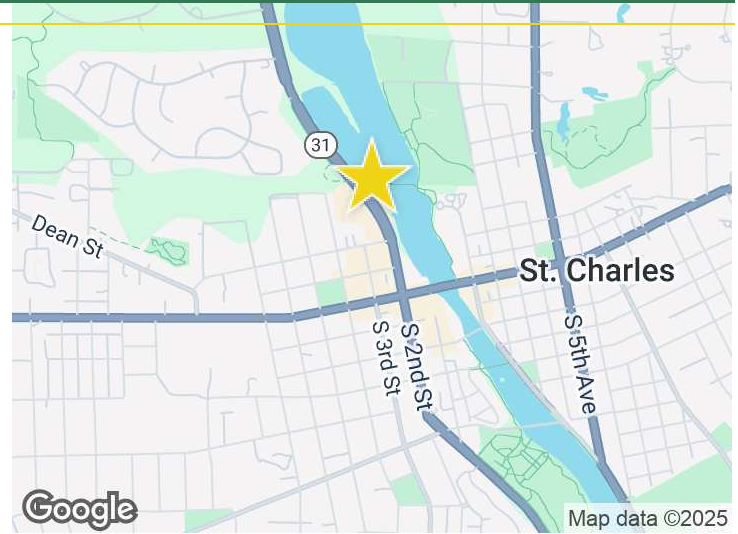
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Broker  
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# 303 N. 2nd Street

SAINT CHARLES, IL 60174

## EXECUTIVE SUMMARY



**LEASE RATE**    **\$1,675; \$2,958 / MO.**

## OFFERING SUMMARY

Available SF:	800 SF; 1,420 SF
Lease Rate:	NNN; Gross
Year Built:	1949
Building Size:	12,800 SF
Renovated:	2001
Traffic Count:	11,700

## PROPERTY OVERVIEW

Prime location in desirable Downtown St. Charles, directly across the street from the picturesque Fox River. With immediate access to scenic walking and bike trails, tenants can seamlessly blend work and leisure. The property's proximity to an array of renowned restaurants and upscale shopping establishments invites a vibrant lifestyle for tenants and clients alike. This exceptional lease opportunity presents an unparalleled combination of convenience and connectivity, making it the premier choice for those seeking a prestigious and dynamic environment.

## PROPERTY HIGHLIGHTS

- Desirable Downtown St. Charles
- Across the street from the Fox River, Walking & Bike Trails
- Walking Distance to Restaurants & Shopping

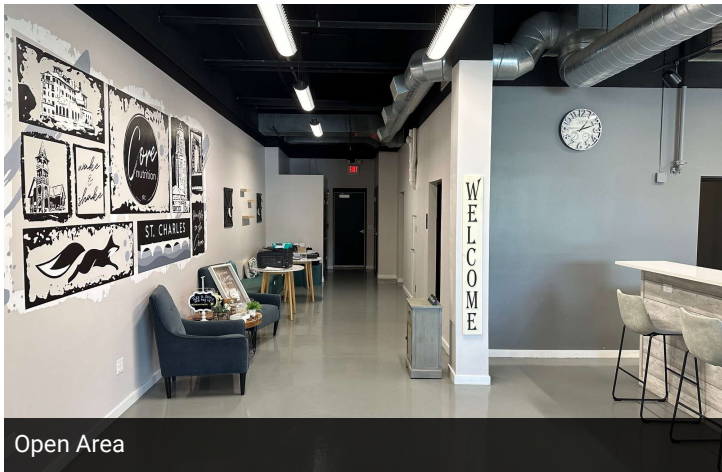
## RETAIL / OFFICE SPACE FOR LEASE



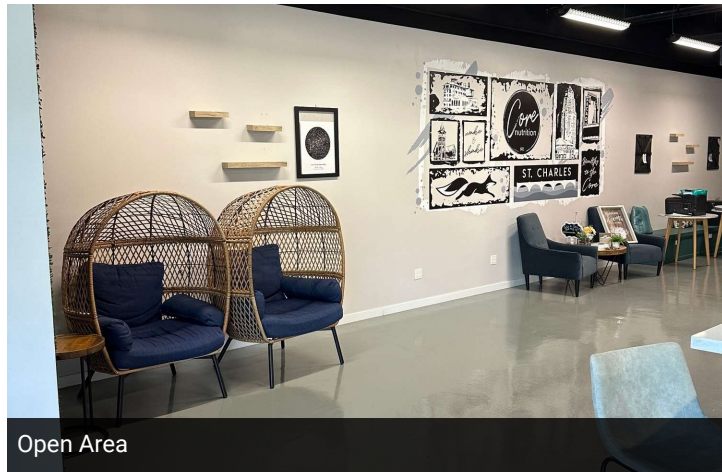
## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite D	1,420 SF	NNN	\$18.00 SF/yr	This former smoothie shop offers an open area featuring a service counter with two sinks, plenty of storage, and a private restroom. NNN costs estimated at \$7.00
Suite 22	800 SF	Gross	\$1,675 per month	2nd Floor Office Suite features 3 private offices with windows, reception area, and closet. Common area restrooms and elevator.

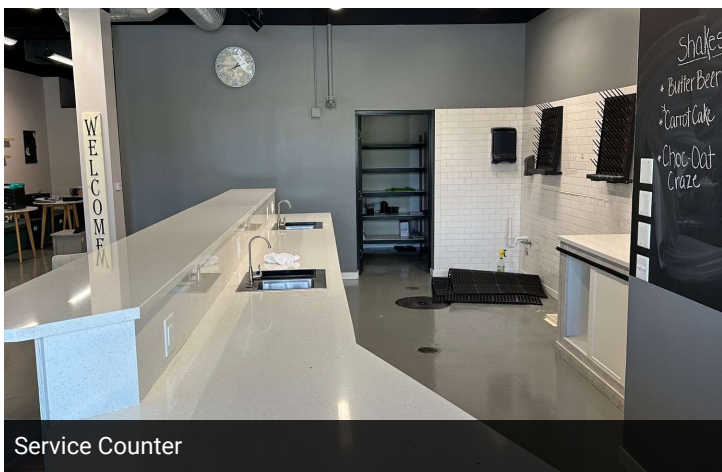
SUITE D - 1ST FLOOR RETAIL SPACE



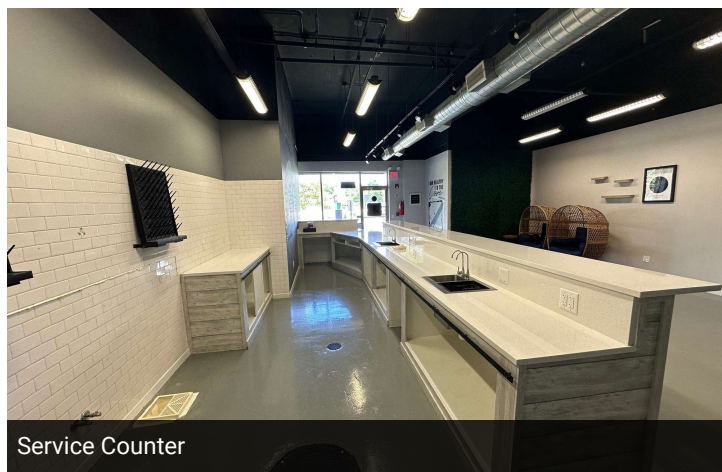
Open Area



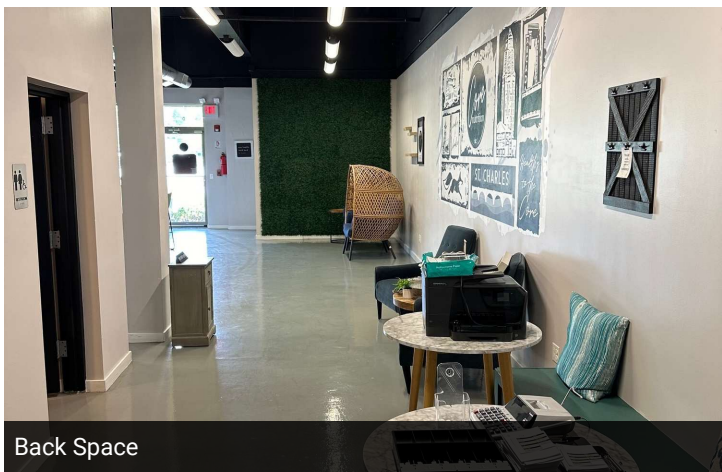
Open Area



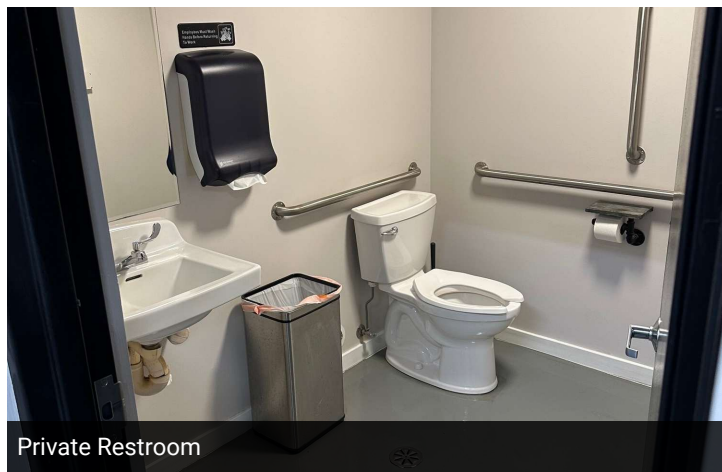
Service Counter



Service Counter

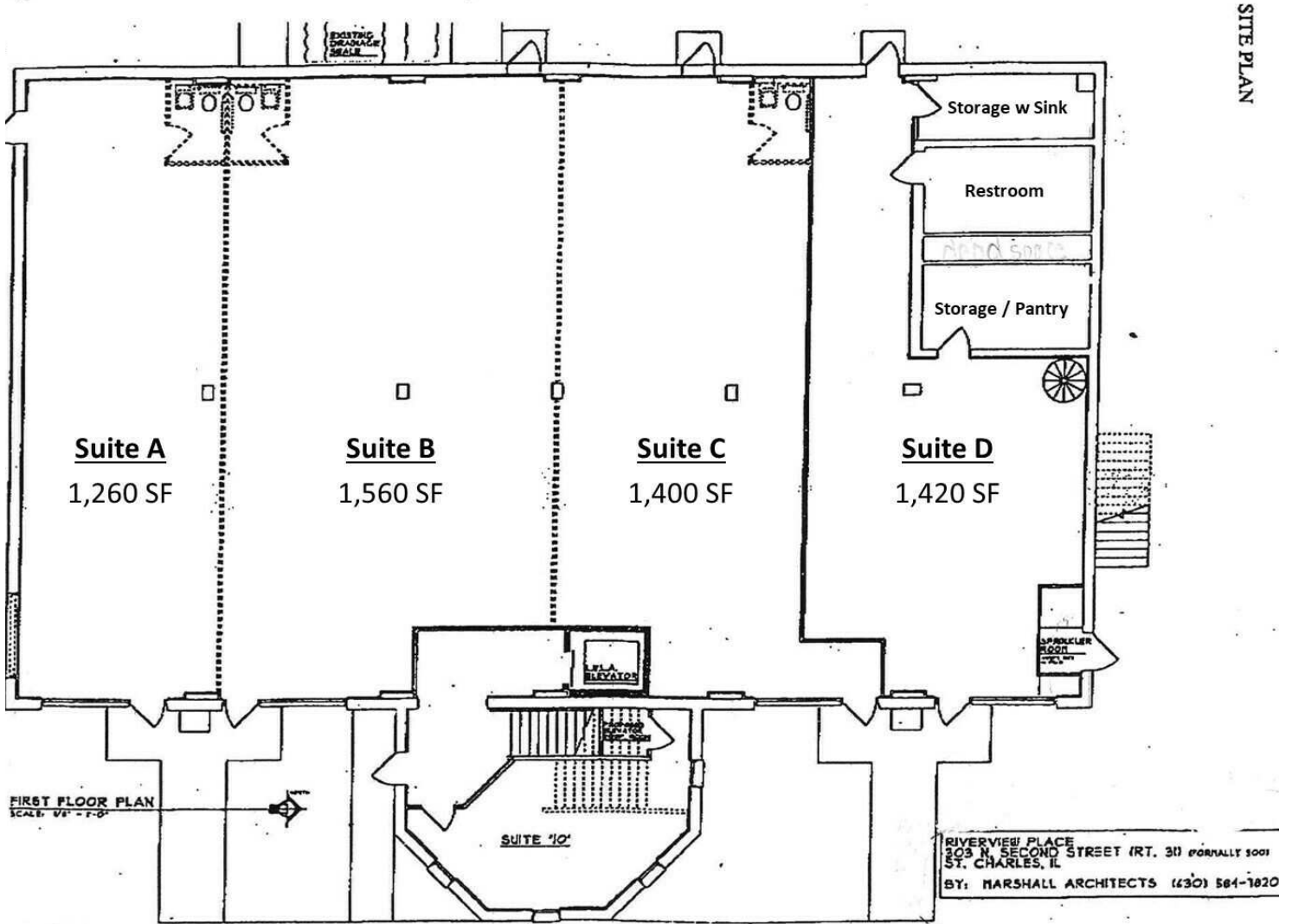


Back Space



Private Restroom

1ST FLOOR FOOTPRINT



## SUITE 22 - 2ND FLOOR OFFICE SPACE



Reception



Private Office 1

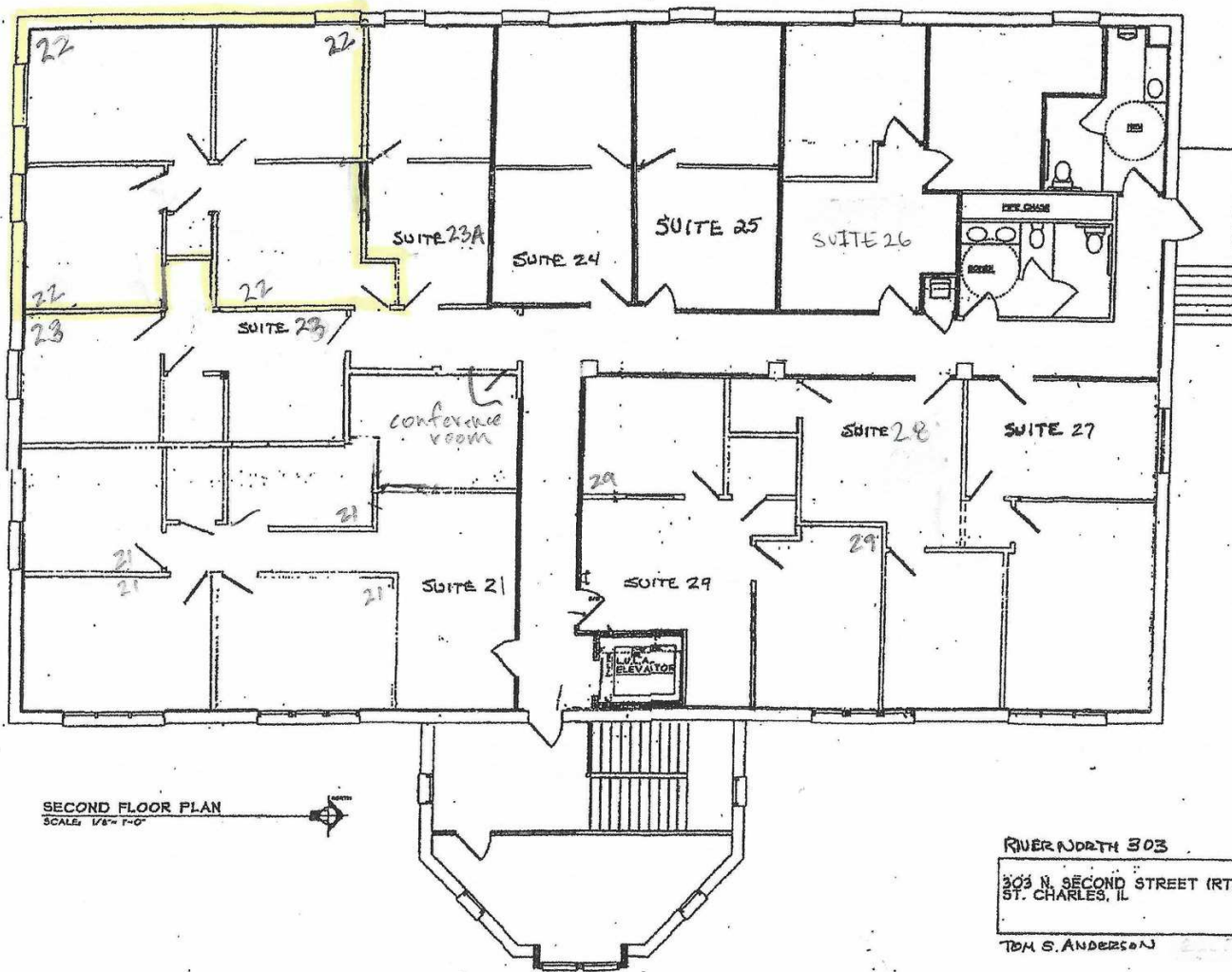


Private Office 2

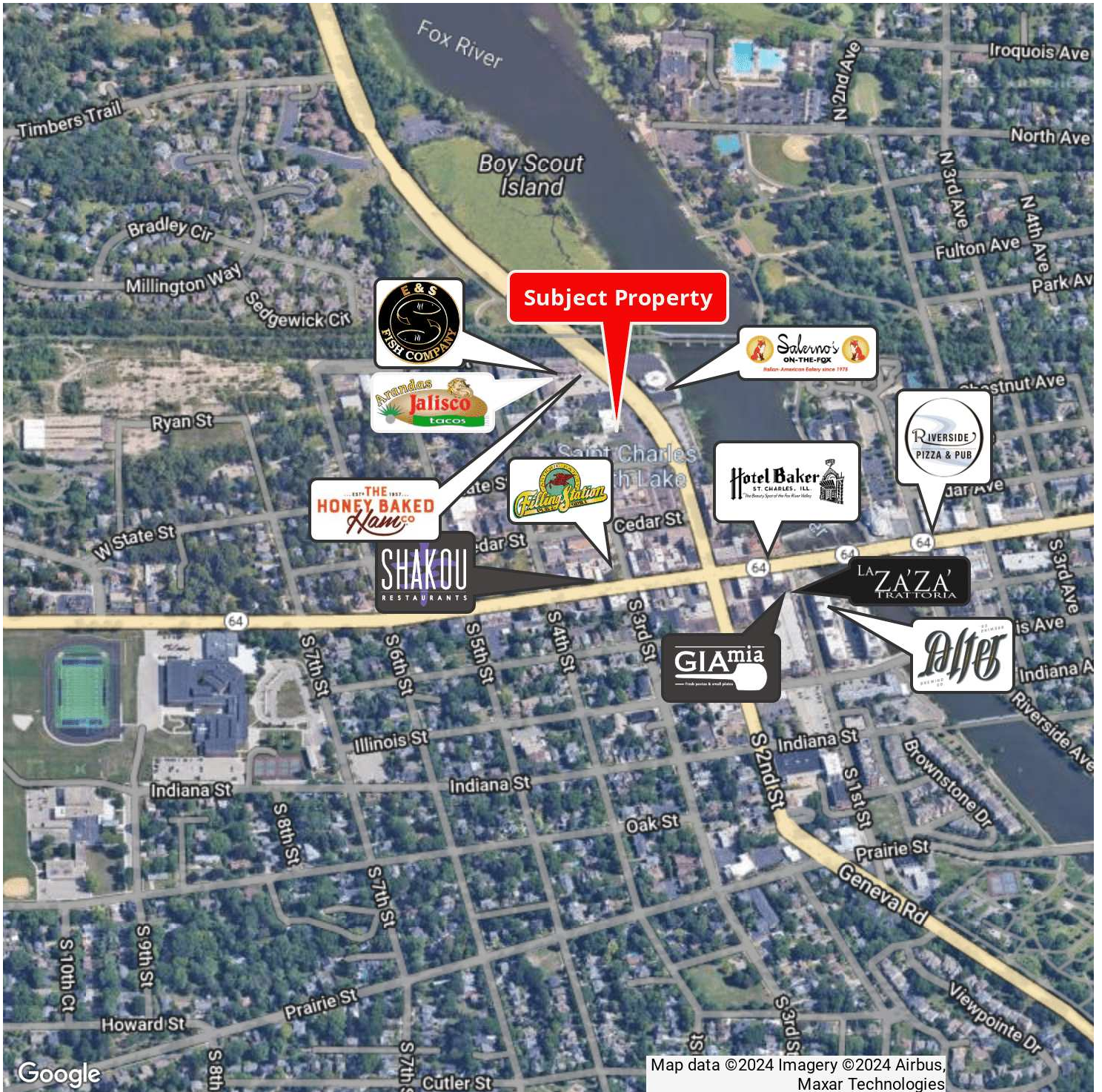


Private Office 3

2ND FLOOR FOOTPRINT



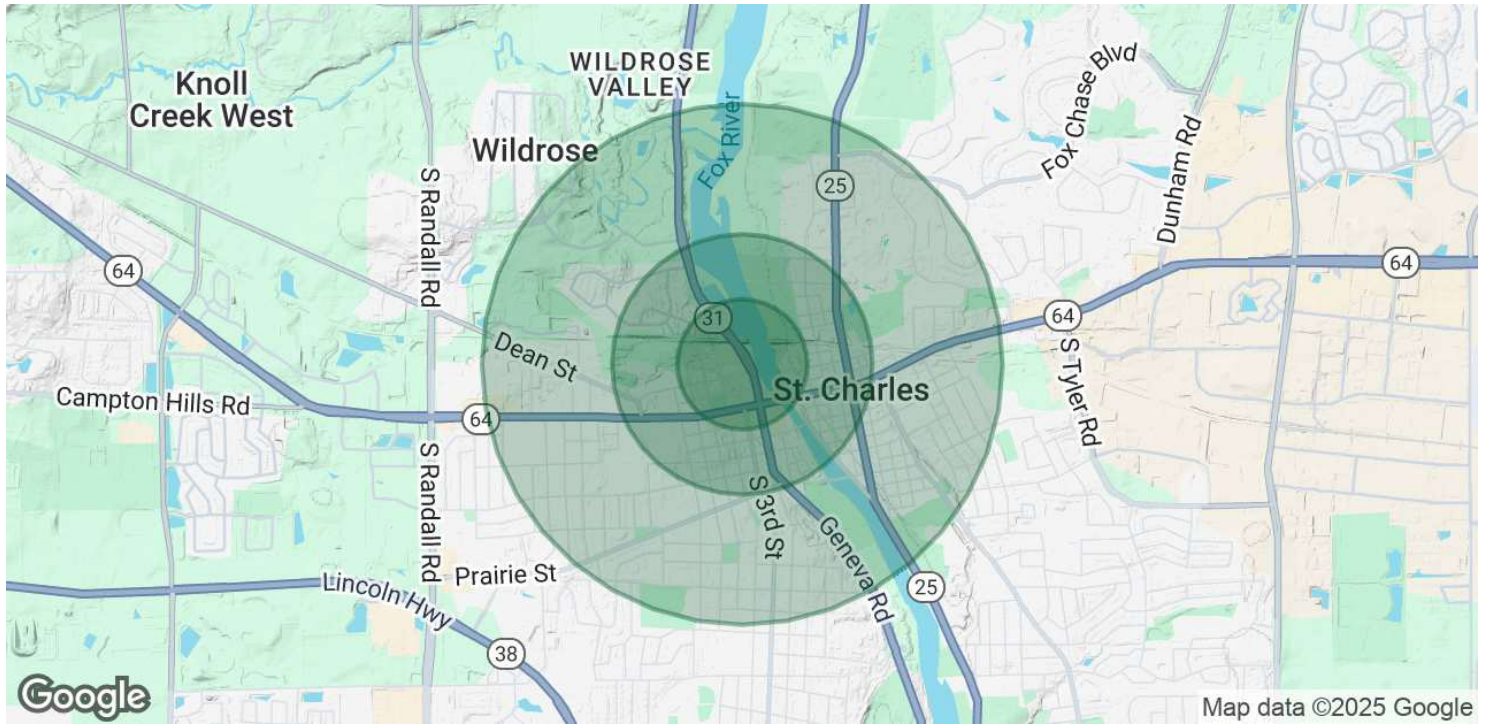
SURROUNDING RETAILERS / LOCATION MAP



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies



## DEMOGRAPHICS



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	548	2,247	8,556
Average Age	45.2	41.3	41.2
Average Age (Male)	44.1	40.6	40.9
Average Age (Female)	47.6	42.9	41.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	300	1,080	3,792
# of Persons per HH	1.8	2.1	2.3
Average HH Income	\$75,215	\$96,040	\$110,543
Average House Value	\$2,202,826	\$755,172	\$453,268

TRAFFIC COUNTS
11,700/day

\* Demographic data derived from 2020 ACS - US Census

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## EXCLUSIVE BROKER

**THIJS DENNISON**

Broker

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Direct: 630.513.0173 | Cell: 630.251.2144

**PROFESSIONAL BACKGROUND**

Thijs joined Murray Commercial in 2022. He values building strong relationships with clients and tenants through his strong communication skills and results-driven approach. Thijs left the education field, where he was a High School math teacher, to pursue his interests in commercial real estate.

The Murray Team relies on Thijs as a Property Manager and Commercial Broker. As a Commercial Broker, Thijs focuses on details and communication with his clients to meet their needs and Murray's high standards of business. With his finance and math background and through proformas and analytical data, he assists his clients into making informed decisions. As a Property Manager, Thijs uses his analytical skills to create annual operating budgets to ensure the asset is performing at a maximum capacity. His clear communication and passion to work with others makes overseeing day-to-day operations on commercial properties simple and efficient for property ownership.

Thijs attended Purdue University where he earned a degree in Financial Counseling and Planning. He also attended North Central College where he earned a Secondary Ed. mathematics degree and a masters in curriculum and instruction. In his spare time he enjoys coaching softball at St. Charles North High School and for the Dennison Silver Hawks Organization.

**EDUCATION**

Purdue University- BA in Financial Counseling and Planning

North Central College- BA in Secondary Ed. Mathematics

American College of Education- Masters in Instructional Design